



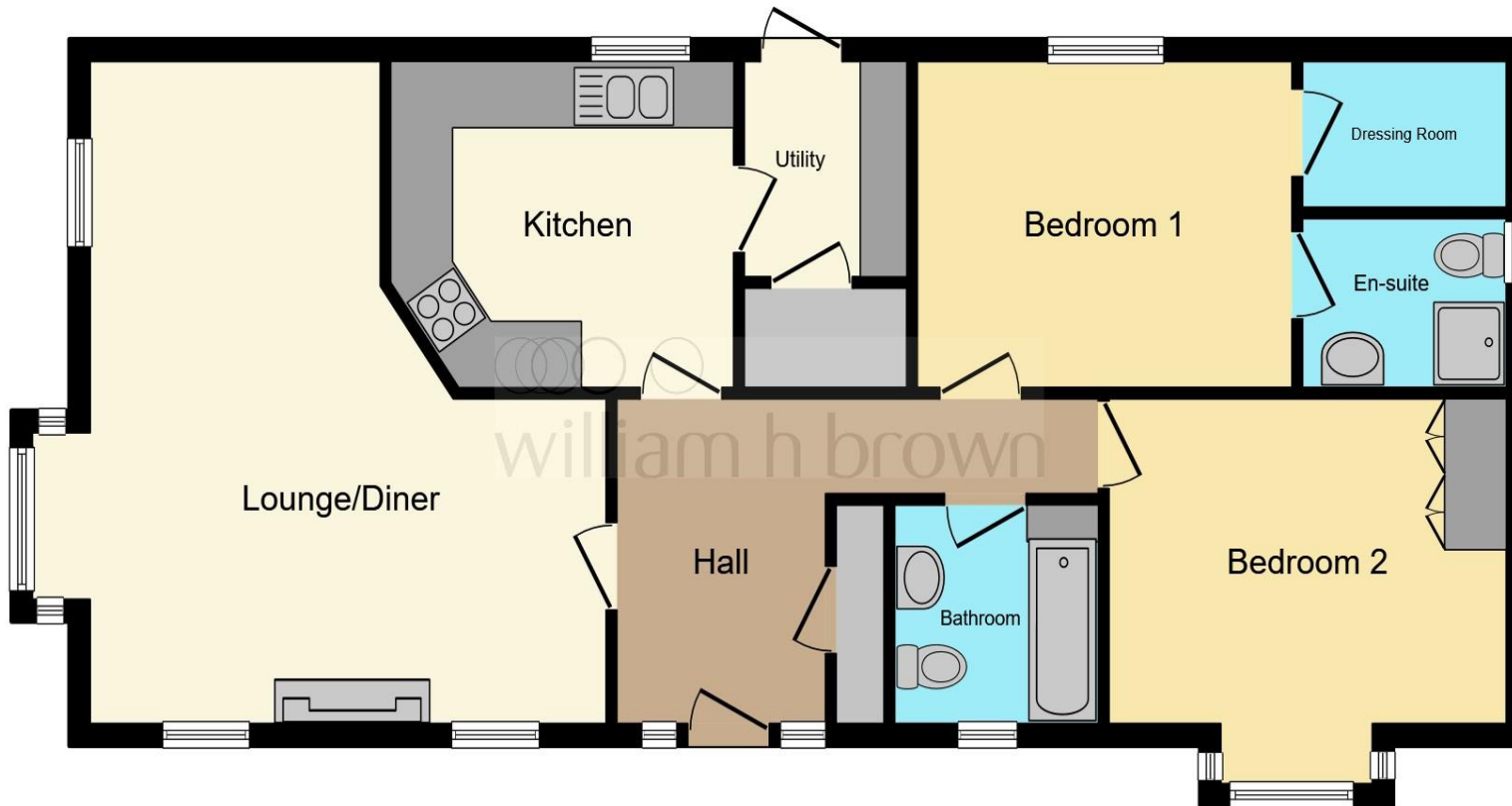
Osborne Park, Osborne Road, Wisbech PE13 3JY

Welcome to

Osborne Park, Osborne Road, Wisbech

CALLING ALL OVER 45'S! Take a look at this well positioned park home, located in a popular development in the town of Wisbech & is offered for sale with NO FORWARD CHAIN! The property has 2 double bedrooms with the master benefiting further from a walk in wardrobe & ensuite shower room, separate bathroom, 'L' shaped lounge / diner, kitchen, utility room, wrap around gardens and a detached single garage. The property could benefit from some cosmetic updating and is priced accordingly. To find out more or to arrange your viewing, please contact us today!





Entrance Hall

Lounge / Diner

16' 7" x 19' 9" Max (5.05m x 6.02m Max)

Kitchen

10' 10" x 9' 8" (3.30m x 2.95m)

Utility Room

5' 2" x 6' 5" (1.57m x 1.96m)

Master Bedroom

9' 7" x 11' 11" (2.92m x 3.63m)

Walk In Wardrobe

Ensuite

6' 6" x 5' (1.98m x 1.52m)

Bedroom 2

10' 9" x 9' 8" to Wardrobe (3.28m x 2.95m to Wardrobe)

Bathroom

6' 6" x 6' 6" (1.98m x 1.98m)

Wrap Around Gardens

Single Garage

19' 9" x 9' 7" (6.02m x 2.92m)

Agents Notes:

There are a number of obligations on both sellers and buyers when completing the process of purchasing a park home and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to 'the site' in general, which could include paying the site owners commission.

Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Osborne Park Osborne Road, Wisbech

- 2 Double Bedrooms
- Ensuite & Walk in Wardrobe to Master
- NO FORWARD CHAIN
- Off Road Parking & Single Garage
- Council Tax: Band A

Tenure: EPC Rating: Exempt

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£90,000

Directions to this property:

From Wisbech Freedom Bridge roundabout, take the Lynn Road signposted Walsoken & Port Area. Proceed out of town and continue along. At the third set of traffic lights turn left into Mount Pleasant Road. Continue along for approximately half a mile and turn right into Osborne Road. Continue along, turn right into Osborne Park, bear round to the left and the property is on the right hand side.



view this property online williamhbrown.co.uk/Property/WSB124521



Property Ref:
WSB124521 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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